



APPEALS HEARING BOARD AGENDA

THURSDAY, APRIL 10, 2008

Evening Session 6:30 p.m.
Council Chambers, City Hall

200 E. Santa Clara Street
San Jose, California

Clark Williams, Chair
Karen Parsons, Vice Chair
Calvin Chu Sonja Etienne
Jose Hernandez Troy Overton
Susan Ruscigno

Joseph Horwedel, Director
Planning, Building and Code Enforcement

The Appeals Hearing Board Packet is available for viewing between the hours of 8 a.m. to 5 p.m., Monday through Friday, at the Code Enforcement Office, 170 W. San Carlos Street, San Jose, CA 95113. The Appeals Hearing Board Packet is available by contacting the AHB Secretary at (408) 277-4528.

NOTICE TO THE PUBLIC

Good evening, my name is Clark Williams and I am the Chair of the Appeals Hearing Board. On behalf of the entire Board, I would like to welcome you to the Appeals Hearing Board meeting of April 10, 2008.

When addressing the Board, you will first need to identify yourself and state your address for our records. Then you will be sworn in.

The procedure for this hearing is as follows:

- The Board Secretary will take roll, after the Chair has read the opening remarks. The board will then conduct a vote on the approval of minutes from the meeting of March 27, 2008.
- City staff will present testimony on the City's case for each item.
- After City staff's testimony the property owner or his/her representative will give testimony. Then the Board will hear testimony from other interested parties. All items submitted to the Board will be retained as evidence. We urge witnesses to testify only on those issues raised by the administrative action.
- Board members frequently ask questions. Please try to answer the questions directly.
- After the testimony the public hearing will be closed and the Appeals Hearing Board will take action on the item.
- Copies of the agenda have been placed on the table near the door for your convenience. A complete packet of the documents pertaining to the items on tonight's agenda is available to review on the desk by the Commission Secretary.
- Please turn off cell phones and pagers.

Board Mission Statement: To have a fair and objective hearing to determine violations, encourage compliance, and to hear all appeals delegated by City Council for City Administrative Action by considering all evidence presented and making an appropriate ruling based on Code for the purpose of maintaining and improving the quality of life in San Jose.

To request an accommodation or alternative format for City-sponsored meetings, events or printed materials, please call (Sandy Bouja at 408-277-8428) or 408-294-9337 (TTY) as soon as possible, but at least three business days before the meeting/event.

AGENDA
ORDER OF BUSINESS
6:30 PM SESSION

1. **ROLL CALL**
2. **OPENING REMARKS AND APPROVAL OF MINUTES**
Recommendation: Approval of minutes for March 27, 2008.
3. **REQUEST FOR EXCUSED ABSENCE**
4. **PUBLIC HEARINGS CONSENT CALENDAR**

Notice to the public: There will be no separate discussion of Consent Calendar hearing items as they are considered to be routine and are adopted in one motion. If any member of the Appeals Hearing Board, staff, or public requests discussion on a particular item, that item will be removed from the Public Hearing Consent Calendar and considered separately.

- a. **3086 LINKFIELD WAY (660-27-001) SUMMARY ABATEMENT**
(Jaime Avalos, Inspector / Charles Smith, Property Owner)
The Director of Planning, Building and Code Enforcement requests a hearing to review the notice of summary abatement and affirm the abatement action to condemn and restrict entrance into the subject property due to the substantial amounts of animal fecal matter and urine throughout the interior of the property.
 - b. **560 MINOR AVENUE (264-22-114) SUMMARY ABATEMENT**
(Garry McLeod, Inspector / Deutsche Bank ALT-A Secs 2007-AR3, HSBC Bank USA TR, Property Owners)
The Director of Planning, Building and Code Enforcement requests a hearing to review the notice of summary abatement and affirm the abatement action to secure the property.
5. **DEFERRED AND/OR CONTINUED ITEMS**

6. **PUBLIC HEARINGS**

a. **560 MINOR AVENUE (264-22-114) PROPOSED ABATEMENT**

(Garry McLeod, Inspector / Deutsche Bank ALT-A Secs 2007-AR3, HSBC Bank USA TR, Property Owners)

The Director of Planning, Building and Code Enforcement requests a hearing to obtain an order to direct the property owner to abate the overgrown vegetation on the front, side and rear yards of the property.

b. **654 WILLIS AVENUE (264-22-057) ADMINISTRATIVE REMEDY**

(Luis Arevalo, Inspector / Saul Roberto Flores, Property Owner)

The Director of Planning, Building and Code Enforcement requests a hearing to direct the property owner to obtain the necessary permits to legalize or revert back to a single family residence.

c. **2148 LEON DRIVE (282-30-029) PROPOSED ABATEMENT**

(Garry McLeod, Inspector / Tamio Yanagawa, Property Owner)

The Director of Planning, Building and Code Enforcement requests a hearing to obtain an order to direct the property owner to abate the overgrown vegetation from the front, side and rear yards of the subject property.

7. **OTHER BUSINESS**

8. **ORAL COMMUNICATIONS FROM THE PUBLIC**

9. **ADJOURNMENT**

Next Board Meeting: April 24, 2008